

ORDER: TO AMEND CHAPTER 12, REVISED ORDINANCES OF 1991, BY ADDING SECTIONS 800.6.2, 300.3.2.13, 400.1.2.10 and 500.1.2.9 REGARDING CO-HOUSING

By amending Section 800 ADMINISTRATION By adding the following definition to Section 800.6.2.24

Dwelling, Cohousing A building containing a minimum total of ten (10) dwelling units but a maximum of no more than thirty-five (35) dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and occupied by, an association of residents, which association shall be established and maintained in accordance with a legally binding written agreement, a copy of which shall be submitted to the City Building Commissioner, that shall include shared kitchen and dining facilities, and continuous indoor and open space areas of sufficient size to accommodate assembly of the majority of the residents, and all interior shared spaces combined shall comprise a minimum total of fifteen percent (15%) of the entire gross floor area of the building, exclusive of corridors and parking.

By amending Section 300 USE REGULATIONS by adding Section 300.3.2.13:

Section Number	Use	A	B	C	RO	BN	BC	BH	I1	I2
300. 3.2.13	Dwelling, Cohousing	No	No	No	SP	No	No	No	No	No

CCP 554/2018 as Amended by Ordinance Committee on April 2 & April 9, 2019

By amending Section 400.1 DIMENSIONAL CONTROLS by adding Section 400.1.2.10

Section Number	Use	Area (Sq Ft)	Frontage	Front	Side	Both Sides	Rear	Minimum Usable Open Space (Sf/Du)	Coverage-Principal Building	Coverage-Accessory Building	Density (Sf/D U)	Maximum Height
400.1.10	Dwelling Cohousing	18,750	70'	20'	10'	20'	30'	350^	30%^^	15%	1000	35' feet above grade With no more than 3 stories above grade

^ Provided that up to 100 Sf/dwelling unit may be provided in one or more shared, pervious, landscaped terraces of 40 SF minimum dimension and may be visible to the public, notwithstanding Sections 400.8.2 and 400.8.2 of this Ordinance.

^^ Provided that up to 40% coverage may be allowed if a minimum of 60% of all required parking is provided underground.

By amending Section 500.1 BASIC PARKING REQUIREMENTS by adding Section 500.1.2.9

Section Number	Use	Minimum Number of Parking Spaces	Minimum Number of Loading Bays	Minimum Number of Loading Spaces
500.1.9	Dwelling, Cohousing	1 per bedroom	0	0